

This Instrument was prepared by:
Smartt Land Transactions, P.C. PKS
4 Office Park Circle, Suite 204,
Birmingham, AL 35223
205.871-9905

Please send tax notice to:

Argonne Investments, L.L.C.
4 Office Park Circle, Suite 204
Birmingham, AL 35223

WARRANTY DEED—

STATE OF ALABAMA)
SHELBY COUNTY) **KNOW ALL MEN BY THESE PRESENTS:**

That in consideration of five hundred twenty thousand and no/100, dollars (\$520,000.00),

to the undersigned grantors, in hand paid by the grantee herein, the receipt of which is acknowledged,

Brookline Ltd., a Tennessee Limited Partnership by: Berry Shirley, President
(herein referred to as grantor), grant, bargain, sell and convey unto

Argonne Investments, L.L.C.

(herein referred to as grantee), the following described real estate, situated in Shelby County, Alabama, to wit:

Lots 16 through 27, and Lots 37 through 50, according to the Resurvey of Brookline, as recorded in Map Book 10, Page 93, recorded in the Probate Office of Shelby County, Alabama; all being situated in Shelby County, Alabama.

Also, that certain 10 foot Vegetation Buffer Zone lying immediately North of said Lots 16 through 27, both inclusive, according to the Resurvey of Brookline, as recorded in Map Book 10, Page 93, in the Probate Office of Shelby County, Alabama.

Subject to easements and restrictions of record.

Subject to that certain mortgage given to Regency Savings Bank Recorded on July 28, 1989 with Loan Number 4310002993 in the amount of \$145,079.16.

TO HAVE AND TO HOLD to said grantee, his, her or their heirs and assigns forever.

And we do for ourselves and for our heirs, executors, and administrators covenant with the said GRANTEE, his/her heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and our heirs, executors and administrators shall warrant and defend the same to the said GRANTEE, his/her heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this the 7th day of March, 2000.

Brookline Ltd., a Tennessee Limited Partnership

By: Berry Shirley (Seal)
Berry Shirley
Its: President

STATE OF ALABAMA)
SHELBY COUNTY)

Acknowledgment

I, Holli Hargrove, a Notary Public in and for said County in said State, hereby certify that Berry Shirley, whose name as President of Brookline Ltd., a Tennessee Limited Partnership is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he, in his capacity as such President of Brookline Ltd., a Tennessee Limited Partnership, executed the same voluntarily on the day the same bears date.

Given under my hand this the 7th day of March, 2000.

MY COMMISSION EXPIRES
2/11/2003

Holli M. Hargrove
Notary Public

Inst # 2000-21844

06/30/2000-21844
09:43 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 HNS 363.50